This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
105
Nashville, TN 37203
File Number: 7-20-7841

Karen Johnson Davidson County
Batch# 461770 **DEEDWARR**
08/21/2020 11:14:55 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20200821-0094594

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2020.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jacqueline Fisher and Wesley Bowman 464 High Point Terrace Brentwood , TN 37027	~~New owner~~	181-10-0D-028.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Michael Joseph Andrews and wife, Erin Denise Andrews,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Wesley Earl Bowman, an unmarried man, and Jacqueline Marie Fischer, an unmarried woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Final Plat for Jackson Valley Subdivision, Section Two of record in Instrument No. 20071012-0121332, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Joseph Andrews and wife, Erin Denise Andrews, by deed from Kathleen Dicorpo, unmarried, of record in Instrument No. 20160624-0064426, Register's Office for Davidson County, Tennessee, dated June 22, 2016 and recorded on June 24, 2016.

This is ☒ improved or ☐ unimproved property located at: **464 High Point Terrace, Brentwood, TN 37027.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of July, 2020.

GRANTOR:

Michael Joseph Andrews

Erin Denise Andrews

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael Joseph Andrews and Erin Denise Andrews, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of July, 2020.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22